



TO LET

OFFICE UNIT

1,006 SQ. FT. (93.5 SQ. M.)

UNIT 3 BRETTON MILL FARM, HAIGH, BARNESLEY, S75 4BX

- **Rural offices situated just off junction 38 of the M1 motorway**
- **Potential for 100% Small Business rate relief**
- **Suitable for business use**

RENTAL £7,200 per annum

WILBYS

CHARTERED SURVEYORS

DESCRIPTION

The property is an end terrace office unit situated in the rural location of Haigh, yet providing easy access to junction 38 of the M1 motorway.

The unit is of ground, first and second floors, with kitchenette and W/C facilities, as well as benefitting from air conditioning and car parking.

ACCOMMODATION

The unit provides an area of 1,006 sq.ft. (93.5 sq.m.).

SERVICES

Mians electric, water and drainage are connected.

BUSINESS RATES

Uniform Business Rate 2024/2025: 49.9p/54.6 in the £

Under current legislation, properties with rateable values less than £12,000 are exempt from business rates. This is subject to review by the Local Authority on an annual basis. Interested parties should make their own enquiries via the Local Authority's Business Rates Department.

TENURE

LEASEHOLD

Full vacant possession available on completion

LEASE TERMS

The property is offered for a term to be negotiated on a full repairing and insuring basis at a rental of **£7,200 per annum**, exclusive of VAT, payable monthly in advance by standing order.

VAT STATUS

VAT is not applicable on the rent.

LEGAL COSTS

The ingoing tenant is to bear the Landlords legal costs in the transaction

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance rating of D.

BUSINESS SUPPORT

Enterprising Barnsley can provide details of any Financial Assistance currently available in this location, and can be contacted on 01226 787535.

VIEWING

Strictly by prior appointment with Wilbys.

WWW.WILBYS.NET

Details of all properties currently on offer through Wilbys can be viewed by using the property search feature within Wilbys website www.wilbys.net

IMPORTANT NOTICE

1. These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.
2. All rents and prices quoted are exclusive of VAT, unless otherwise stated.
3. All measurements, areas and distances quoted are approximate only.
4. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.
5. Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
6. Wilbys have not tested any apparatus, equipment fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
7. Business rates are usually calculated by multiplying the rateable value by the pence in the pound multiplier, however this can vary subject to transitional change and small business rate relief.

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